

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 9, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street and Alley Vacation #04007

PROPOSAL: Vacate West Washington Street between SW 1st and S. 1st Streets, and vacate the east/west alley, located between West "A" and West Washington Streets, between SW 1st and S. 1st Street.

LOCATION: South 1st and West Washington Streets.

LAND AREA: The street right-of-way contains 15,420 square feet, more or less.
The alley right-of-way contains 3,659 square feet, more or less.

CONCLUSION: The vacation of this right-of-way conforms to the Comprehensive Plan provided easements are retained for public utilities.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION:

West Washington Street from the east line of SW 1st Street to the west line of S 1st Street, and the east/west alley between W "A" Street and W Washington Street, from the east line of SW 1st Street to the west line of S 1st Street, all located in the NE 1/4 of Section 34 T10N R6E, Lancaster County, Nebraska.

SURROUNDING LAND USE AND ZONING:

North:	Single-family residential, vacant	I-1 Industrial
South:	Single-family residential, vacant	I-1 Industrial
East:	Commercial	I-1 Industrial
West:	Vacant	I-1 Industrial

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Industrial. (F 25) The street is not identifies as a major street.

UTILITIES: Public utilities exist within the area to be vacated, and easements should be retained.

TRAFFIC ANALYSIS: Neither this portion of West Washington Street nor the alley right-of-way is improved. Neither of these rights-of-way are necessary for traffic purposes.

ANALYSIS:

1. This is a request to vacate West Washington Street and the east/west alley immediately south of West "A" Street, from the east line of SW 1st Street to the west line of 1st Street.
2. This vacation will create lots without frontage or access to a public street. As a condition of approval, a final plat should be submitted creating lots that conform to the subdivision ordinance.
3. LES has facilities within the West Washington Street right-of-way. They have requested an easement over the south 10' of the street right-of-way. Alternatively, Applicant can pay to have the existing facilities relocated.
4. The applicant has expressed an intent to purchase the right-of-way if vacated.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 Satisfy the provisions of Chapter 14.20 of the Lincoln Municipal Code.
- 1.2 The abutting owners must submit a final plat creating lots that front on and have access to public streets or private roadways. All requirements of the final plat must be completed except the transfer of ownership of the vacated street to the subdividers.
- 1.3 Retain an easement over the south 10' of West Washington Street right-of-way area for existing and future utilities, unless the Applicant pays to relocate the facilities.

Prepared by:

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Date: May 20, 2004

Applicant: Marilyn Schoenthal
Owner and 1445 South 1st Street
Contact Lincoln, NE 68502
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2002 aerial

Street & Alley Vacation #04007 1st & Washington St.

'A' St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 34 T10N R6E



Zoning Jurisdiction Lines
City Limit Jurisdiction

SW 12th St.



Van Dorn St.